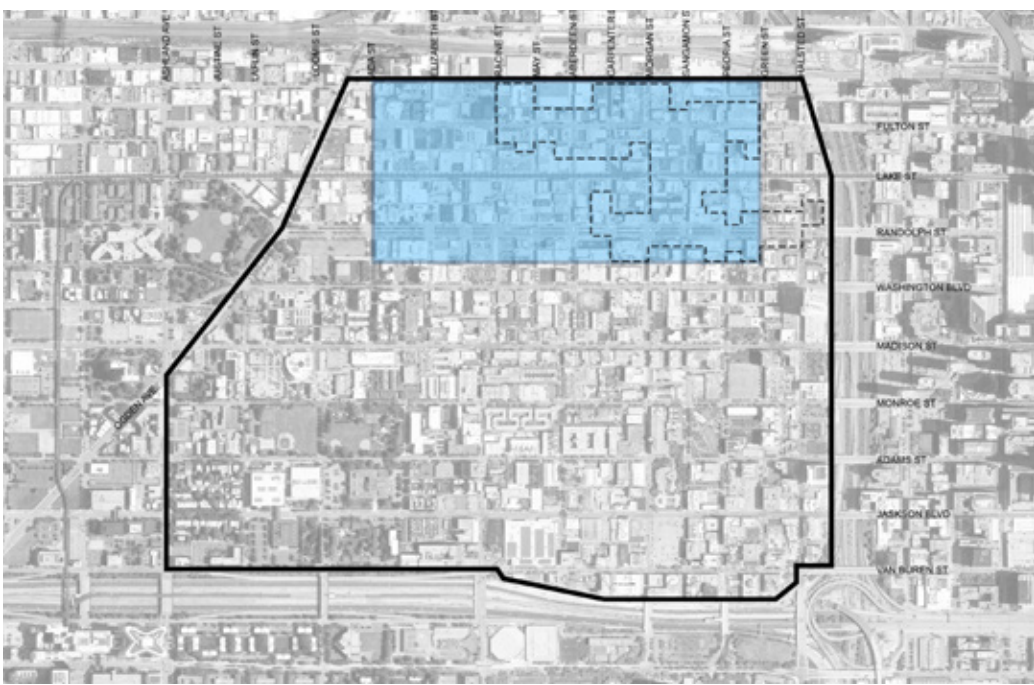


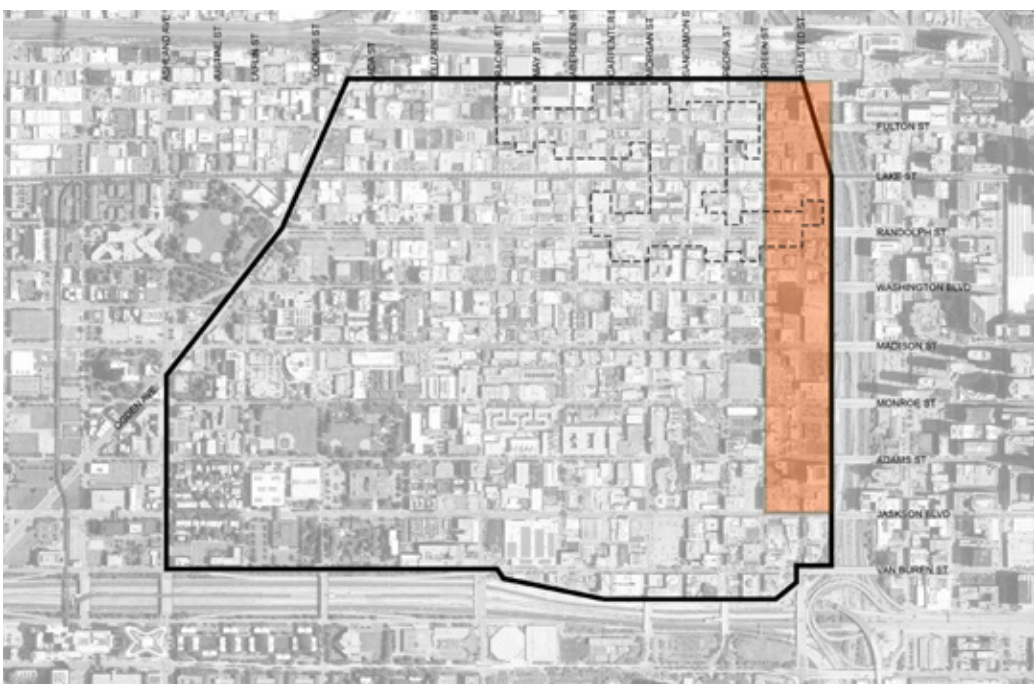
# Character Areas - Fulton Market District



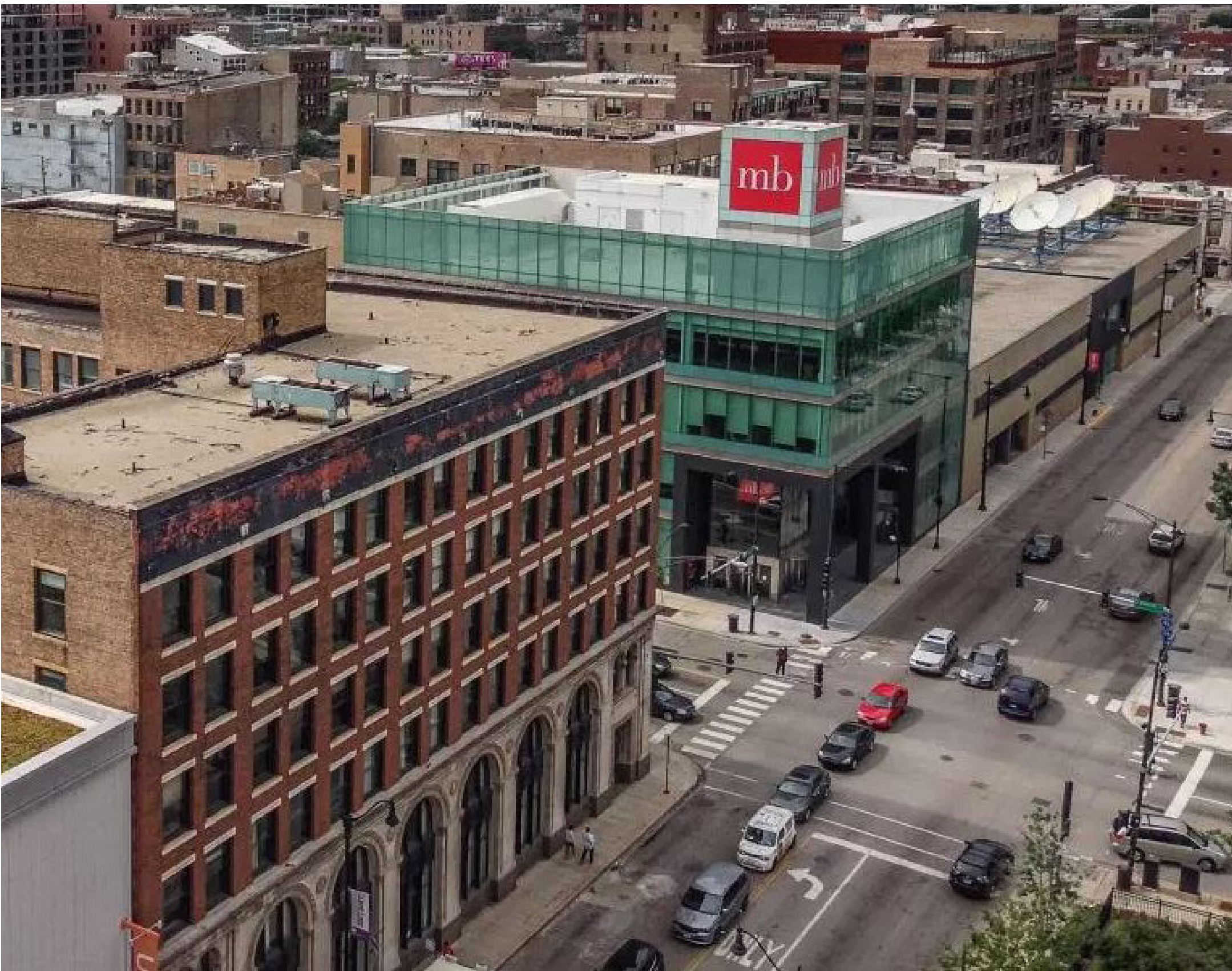
The Randolph and Fulton Markets were primarily an industrial/commercial area along the northern edge of the West Loop. The district has seen a recent transformation to a mixed-use environment as a result of recent investment. Below are examples of the physical character of this district.



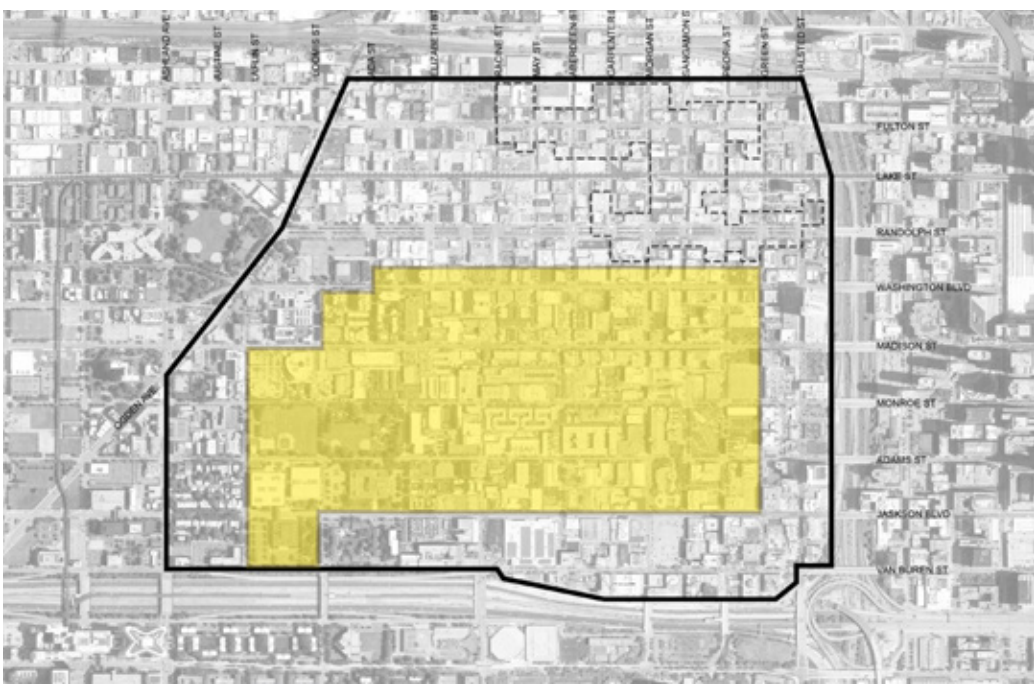
# Character Areas - Halsted Corridor (Including Greektown)



The Halsted corridor and its portion of Greek Town have experienced much investment in recent years, including streetscape enhancements along Halsted, which have helped to further activate the area. Several developments have been built along the Kennedy Expressway and Halsted St, including a large grocery store, drug store, bank, and parking garage. Below are examples of the physical character of this district.



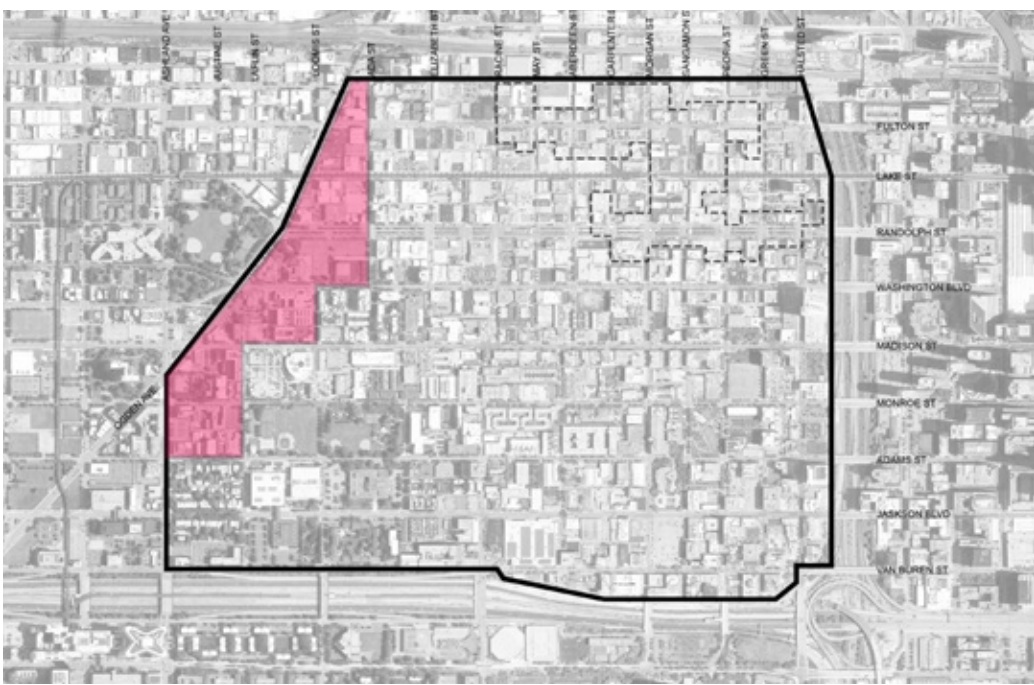
# Character Areas - West Loop Neighborhood Core



This area is a mixed-use district containing a strong concentration of residential, office, and industrial uses. Located in the center of the West Loop it provides good access to Downtown, the Expressways, and surrounding commercial and cultural districts. Below are examples of the physical character of this district.



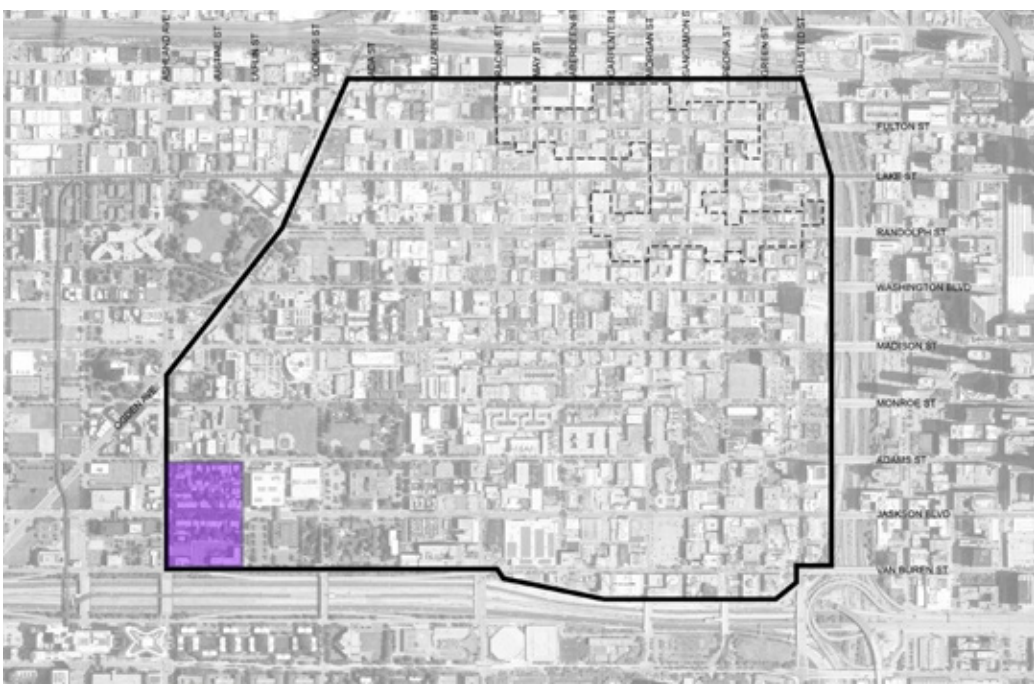
# Character Areas - Ogden Corridor



The Corridor is located along Ogden and intersects with major arterials, such as Ashland creating large 6-way intersections. Office, commercial, institutional, residential, and open space uses are located along the Corridor. Recent development activity to the South at the IMD and from East are expected to impact the corridor. Below are examples of the physical character of this district.



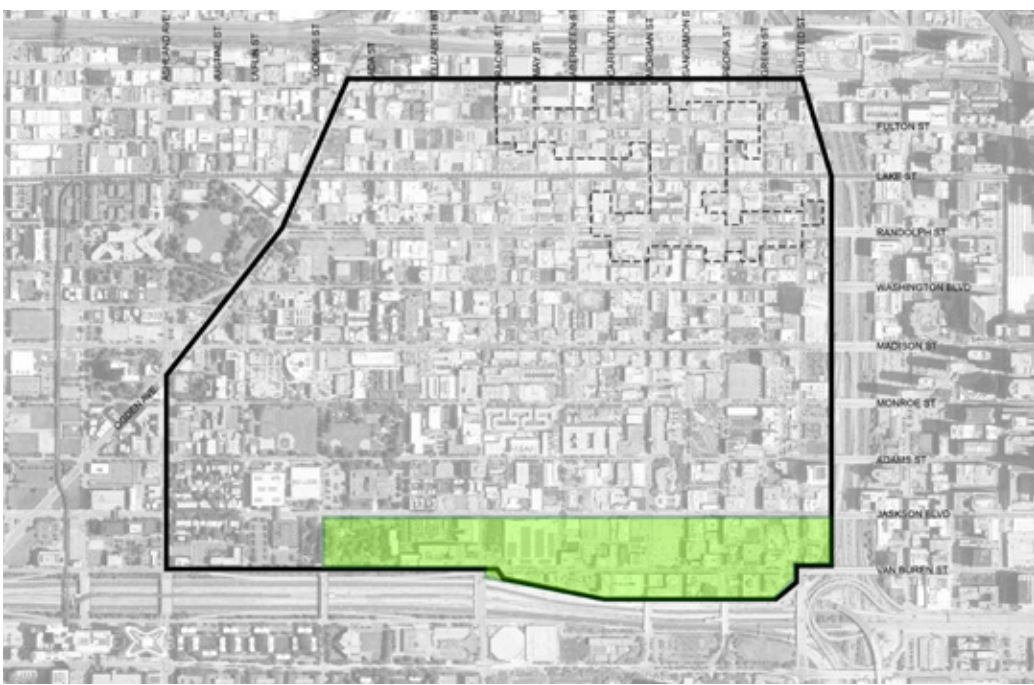
# Character Areas - Jackson Boulevard Historic District



The Jackson Boulevard Historic District, which is located between the Ashland Corridor and Whitney Young High School, contains a concentration of single family homes and townhouses located along Jackson and Adams between Ashland and Laflin. Below are examples of the physical character of this district.



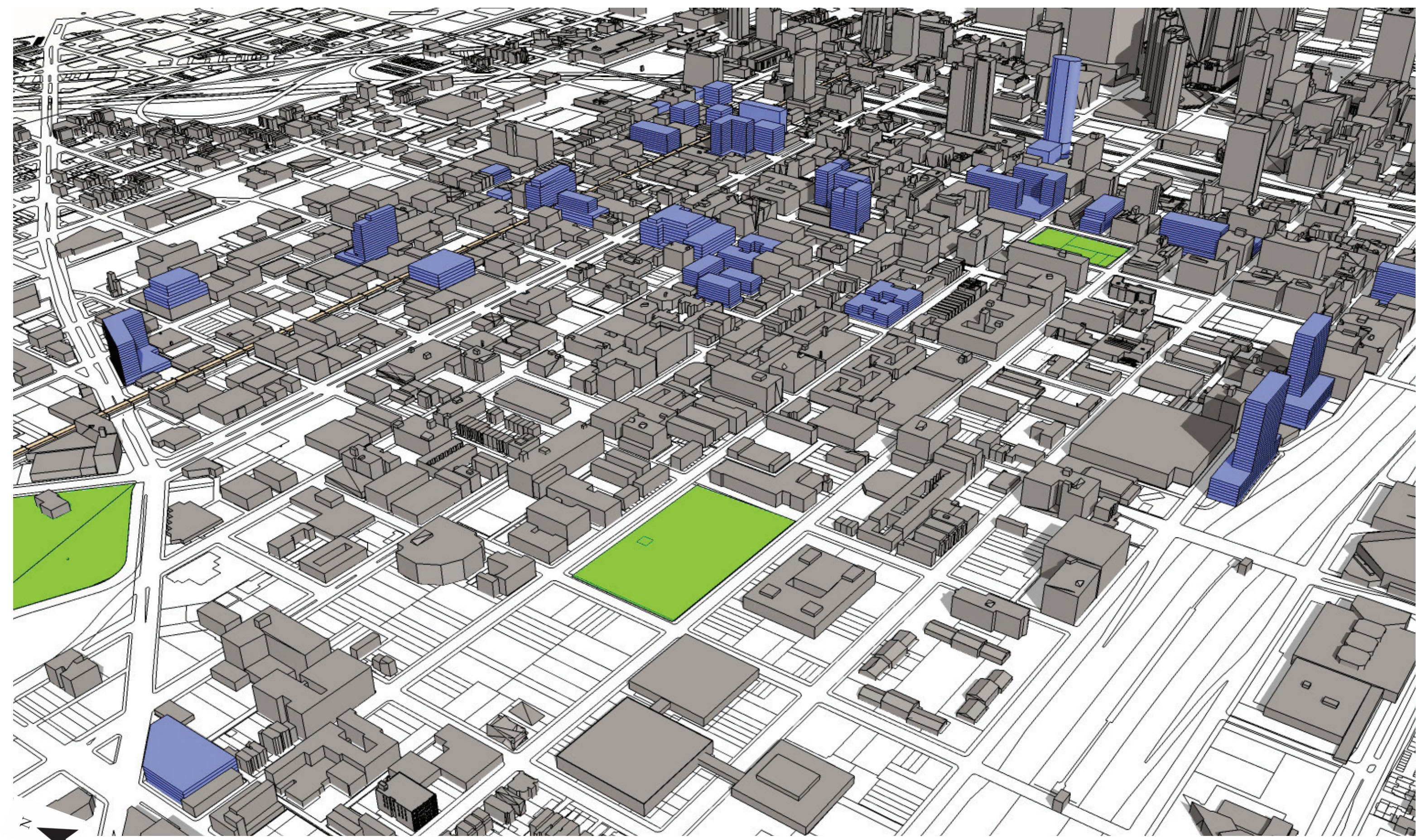
# Character Areas - Jackson Corridor



A mix of industrial, institutional, commercial and residential uses. New construction and adaptive re-use developments are more prevalent east of Morgan St. Below are examples of the physical character of this district.



# Existing West Loop Developments



110 N. Carpenter Street



1115 W. Washington Boulevard



1045 W. Washington Boulevard



935 W. Washington Boulevard



900 W. Washington Boulevard



1 S. Halsted Street



1000 W. Monroe Street



845 W. Madison Street



1050 W. Monroe Street



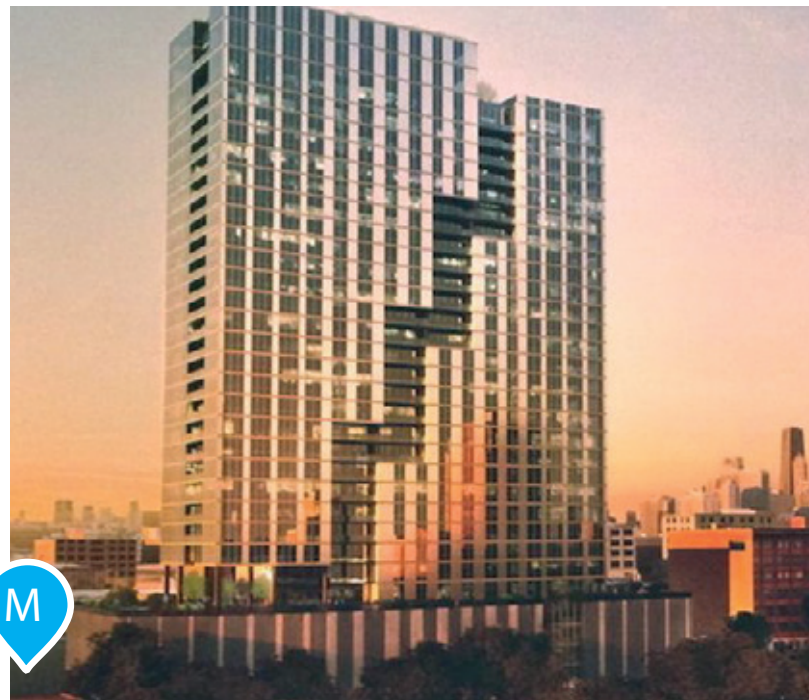
111 S. Peoria Street



855 W. Adams Street



1035 W. Van Buren Street



1061 W. Van Buren Street



236 S. Racine Avenue



20 N. Loomis Street

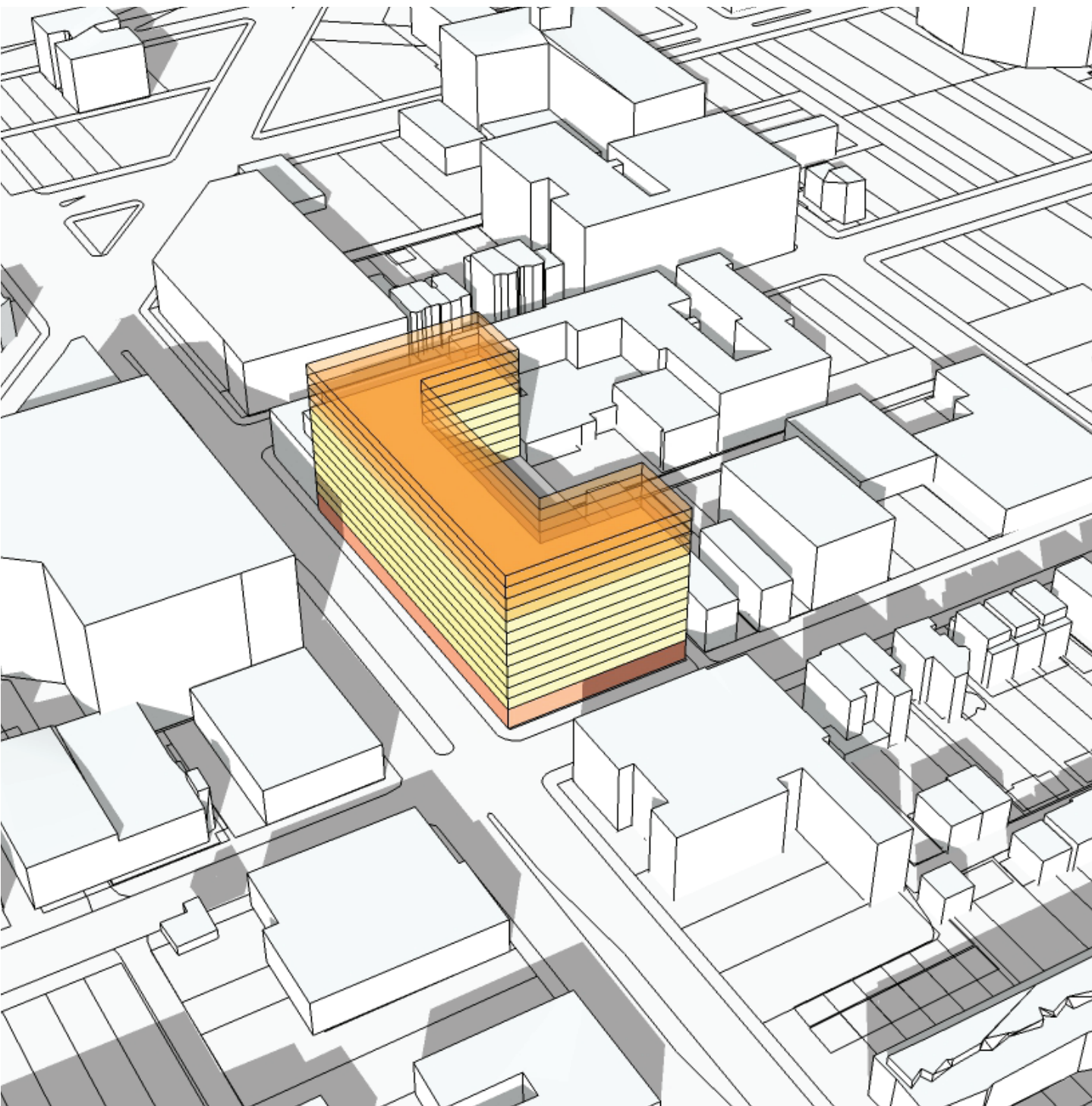
# Development Height & Density Studies

## ASSUMPTIONS

3 BUILDING LAYOUT STRATEGIES

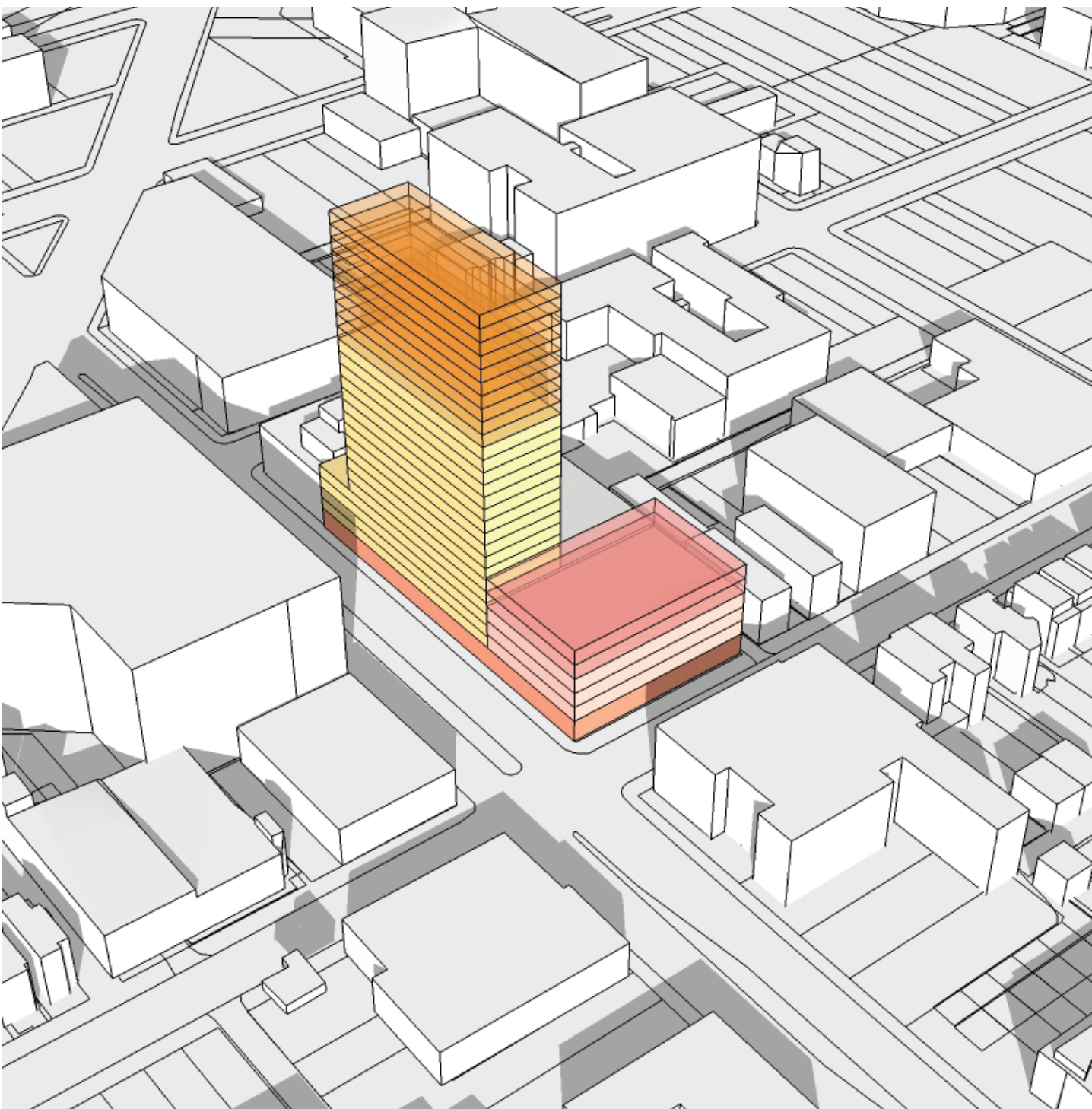
SAME SITE AREA

SAME BUILDING SQUARE FOOTAGE (BASED ON ZONING CLASSIFICATION OF DX-5)



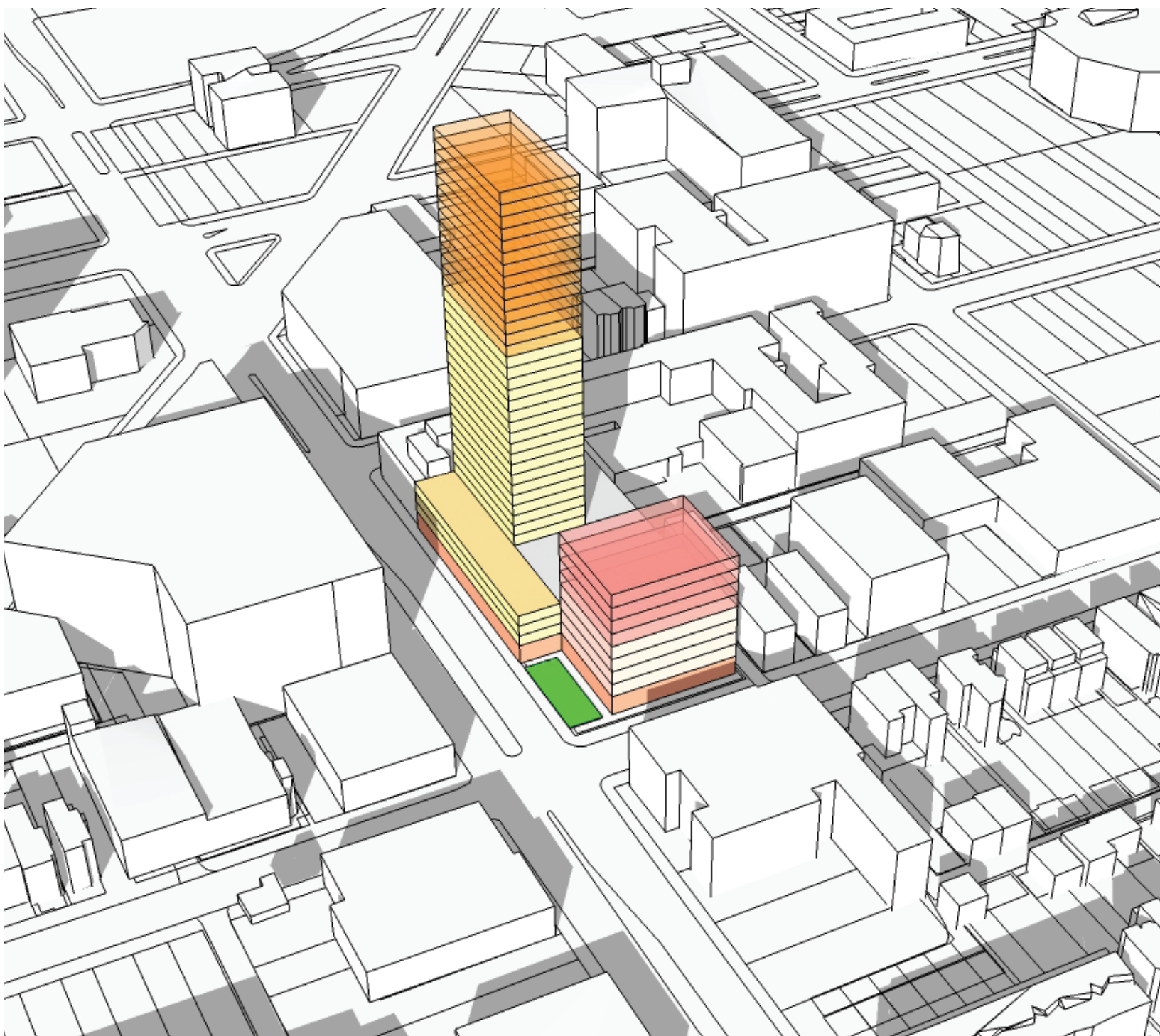
- RESIDENTIAL SCENARIO**
- 7 FLOORS RESIDENTIAL @ 30,000 GSF EACH (TOTAL 210,000 GSF)
  - POSSIBLE 4 ADDITIONAL FLOORS WITH FAR BONUS
  - GROUND FLOOR RETAIL (20,000 GSF)
  - APPROXIMATELY 2 LEVELS OF PARKING, ACCESSED FROM ALLEY

DX-5 (5.0 FAR) = 230,000 GSF  
DX-5 POTENTIAL BONUS (UP TO 8.1 FAR) = 372,000 GSF



- MIXED USE SCENARIO 1**
- 15 FLOORS RESIDENTIAL @ 11,000 GSF EACH (TOTAL 165,000 GSF)
  - POSSIBLE 10 ADDITIONAL FLOORS WITH FAR BONUS
  - GROUND FLOOR RETAIL (20,000 GSF)
  - 3 FLOORS OFFICE @ 15,000 GSF EACH (TOTAL 45,000 GSF)
  - APPROXIMATELY 2 LEVELS OF PARKING, ACCESSED FROM ALLEY

DX-5 (5.0 FAR) = 230,000 GSF  
DX-5 POTENTIAL BONUS (UP TO 8.1 FAR) = 372,000 GSF



- MIXED USE SCENARIO 2**
- 20 FLOORS RESIDENTIAL @ 8,000 GSF EACH (TOTAL 160,000 GSF)
  - POSSIBLE 14 ADDITIONAL FLOORS WITH FAR BONUS
  - GROUND FLOOR RETAIL (20,000 GSF)
  - 5 FLOORS OFFICE @ 10,000 GSF EACH (TOTAL 50,000 GSF)
  - APPROXIMATELY 2 LEVELS OF PARKING, ACCESSED FROM ALLEY

DX-5 (5.0 FAR) = 230,000 GSF  
DX-5 POTENTIAL BONUS (UP TO 8.1 FAR) = 372,000 GSF

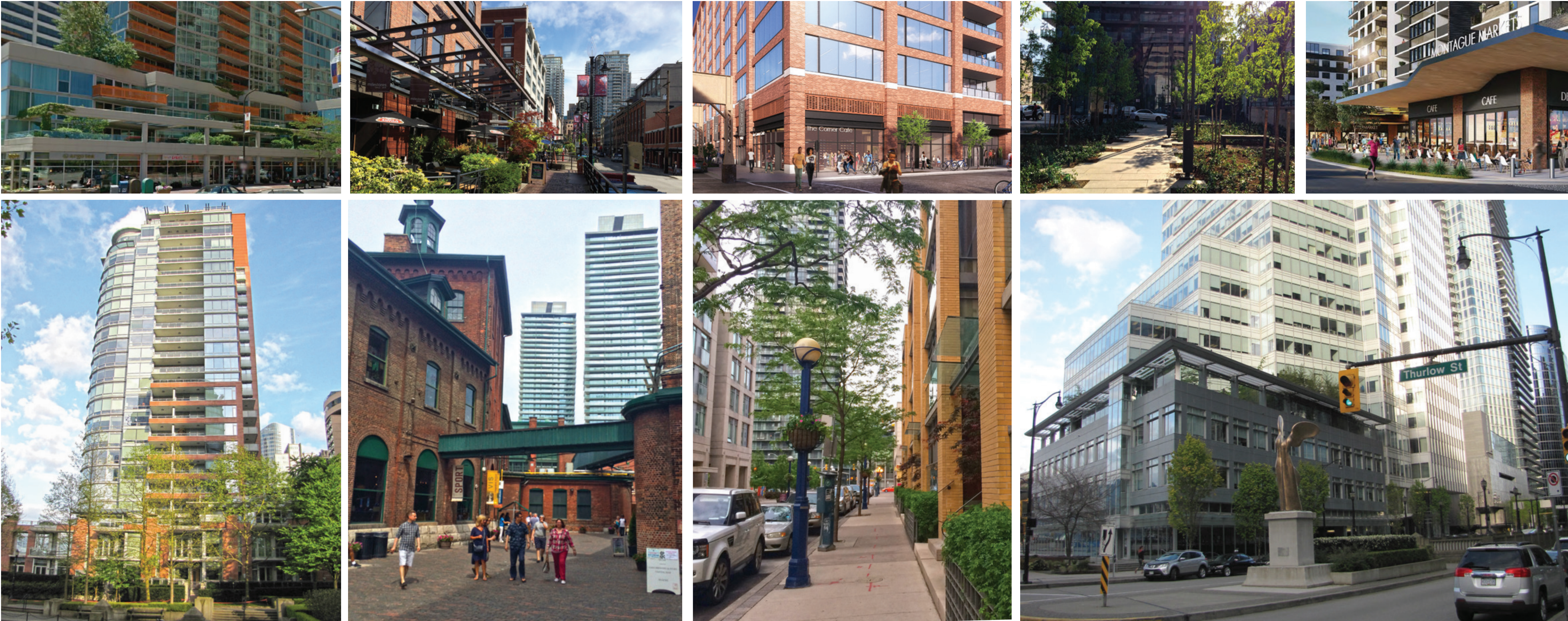
## LEGEND

- |   |  |
|---|--|
|  OFFICE FLOORS (BY RIGHT)          |  RESIDENTIAL FLOORS (BY RIGHT)          |
|  OFFICE FLOORS POSSIBLE WITH BONUS |  RESIDENTIAL FLOORS POSSIBLE WITH BONUS |
|  GROUND FLOOR RETAIL               |  |

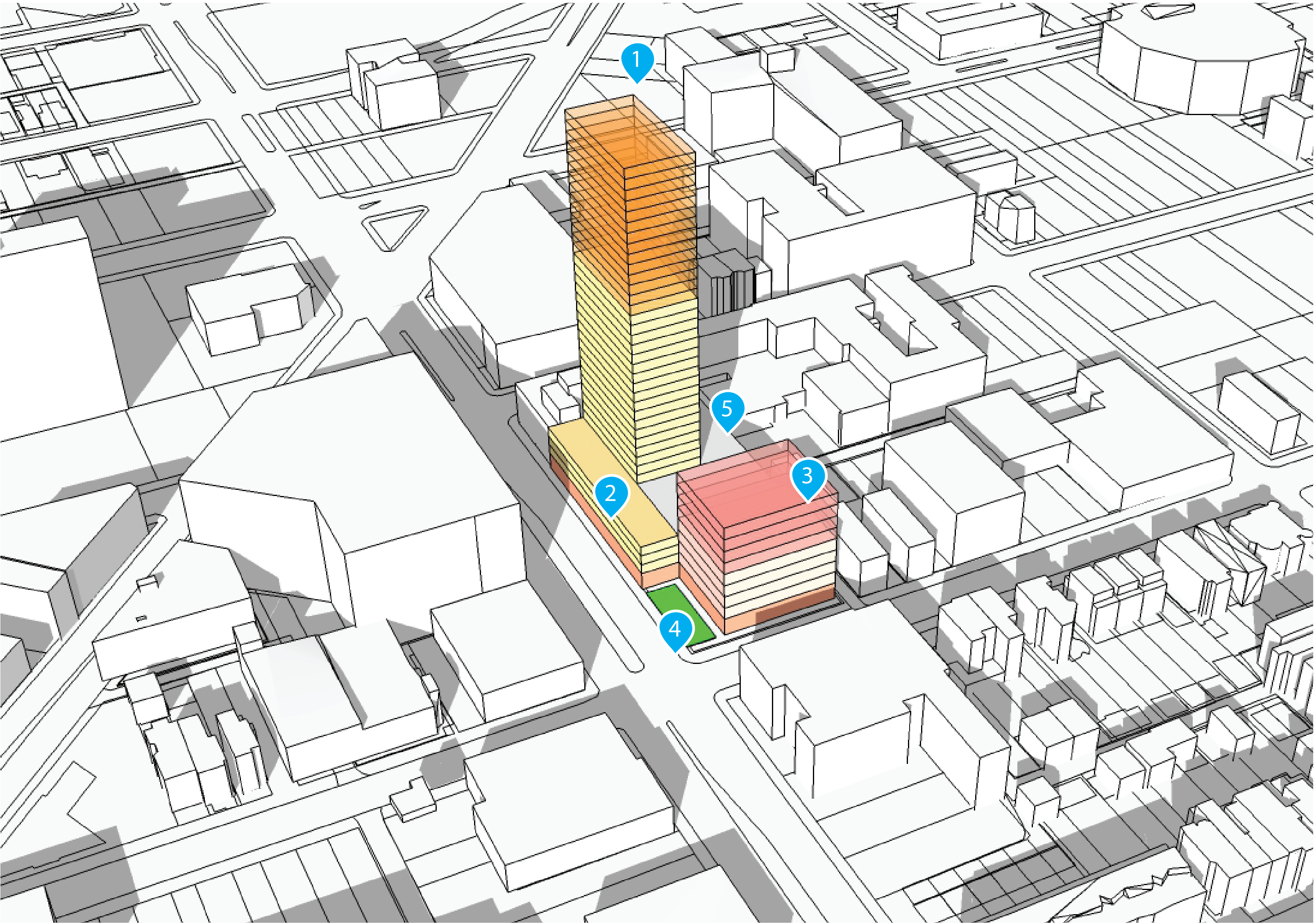
## LOWER - MASSIVE BUILDINGS



## MIXED TOWER & LOW RISE NEIGHBORHOODS



# Urban Design Strategies



LEGEND

<div></div> OFFICE FLOORS (BY RIGHT)	<div></div> RESIDENTIAL FLOORS (BY RIGHT)
<div></div> OFFICE FLOORS POSSIBLE WITH BONUS	<div></div> RESIDENTIAL FLOORS POSSIBLE WITH BONUS
<div></div> GROUND FLOOR RETAIL	

URBAN DESIGN STRATEGIES TO STEP FORMS & CREATE TALLER, THINNER BUILDINGS

- 1 RESIDENTIAL DESIGNED IN A THIN TOWER THAT IS SET BACK FROM THE STREET TO ALLOW FOR MORE LIGHT, AIR, & VIEWS.

2 LARGER RESIDENTIAL UNITS LINE THE STREET FRONTAGE TO DISGUISE THE PARKING PODIUM.

3 MIX OF USES ON SITE ENSURES ACTIVITY THROUGHOUT THE DAY. SMALLER OFFICE CORNER BUILDING PROVIDES A HEIGHT TRANSITION TO THE SURROUNDING BUILDINGS.
- 4 COMPRESSING THE BUILDING GFA INTO TALLER STRUCTURES ALLOWS FOR PUBLICLY ACCESSIBLE OPEN SPACE ON SITE. THIS SPACE COULD BE USED FOR OUTDOOR CAFES, OR AS LEISURE SPACE FOR OFFICE AND RESIDENTIAL UNITS.

5 PARKING GARAGE IS ACCESSED FROM AN ALLEY, AND IS BUILT AWAY FROM THE PRIMARY STREET FRONTAGE.

EXAMPLES OF BUILDINGS WITH STEPPED FORMS



Toronto Market District Development      Cermack & Wabash Development

EXAMPLE CORNER TREATMENT FOR BUILDINGS

